

**A Resolution of the Planning Commission Recommending
Conditional Approval of the Amended Sandstone Ridge Estates Final Plat**

Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

Section 1. The Frederick Planning Commission finds that:

1.1 An application for Sandstone Ridge Estates Final Plat has been submitted.

1.2 Said application was found to be complete through the review process.

1.3 Said application was considered during a public hearing opened
November 17, 2009.

1.4 Proper notice was given according to Section 4.7(b)10 of the Frederick
Land Use Code.

1.5 Said application conforms with the applicable requirements of Sections
4.7(b)1 and 4.7(c) of the Frederick Land Use Code.

Section 2. This resolution constitutes the written report, findings and decision of the
Town of Frederick Planning Commission.

Section 3. On the basis of the above, the Town of Frederick Planning Commission
recommends approval of the application with the following conditions:

1. Provisions made for a gravel access road to be constructed to
Town standards for the well in Outlot A (now Outlot G).


2. Provisions made that the Sandstone Court, the portion of
Meadowview Street from Sandstone Court to Mountainview Court, and
Mountainview Court northward to the gas well access road shall be
constructed to commercial and industrial street standards.

3. Provisions made for the construction of the emergency access road
connection between Mountainview Court and Longview Drive to be an
elevated, all weather, gravel road built to Town specifications, capable of
sustaining vehicles weighing 60,000 GWV. The access road shall be
properly drained with culverts sufficient to pass the ten-year storm and the
ends of the road shall be protected by bollards and chains to prevent
unauthorized access.

4. An MOAPI must be entered into and signed prior to recordation of the final plat.

5. An updated title commitment dated within 30 days shall be provided prior to signing the final plat to ensure correct property ownership.

This resolution approved this 17th day of November, 2009, by a vote of 4 to 0.


Donna Hudziak, Vice-Chairman,

Planning Commission